

Planning Report

Thursday, July 9, 2015

Wexford Estates Subdivision – Lot 14 6369 Angeles Drive

Case Summary

Agenda Item	3
Case Number	15-058AFDP/FP
Site Location	6369 Angeles Drive South side of Angeles Drive, east of the intersection with Tullymore Drive.
Proposal	Modification to a platted No Build Zone for a residential lot located in the Wexford Estates subdivision.
Requests	Review and approval of an <u>amended final development plan</u> under the Planned District provisions of §153.050. Review and recommendation to City Council for a <u>final plat</u> under the provisions of Chapter 152, Subdivision Regulations.
Owner/Applicant	William R. Remias Jr and Anne A. Remias, property owners
Case Managers	Claudia D. Husak, AICP, Planner II 614.410.4675 or chusak@dublin.oh.us Logan M. Stang, Planning Assistant 614.410.4652 or lstang@dublin.oh.us
Planning Recommendation	<u>Approval of an Amended Final Development Plan</u> In Planning's analysis, the review criteria for the amended final development plan, as applicable, are met. Approval of this proposal is recommended. <u>Approval of a Final Plat</u> In Planning's analysis, the review criteria for the final plat, as applicable, are met. Recommendation of Approval to City Council of this proposal is recommended.



City of Dublin

15-058AFDP/FP
Amended Final Development Plan/Final Plat
Remias Residence
6369 Angeles Drive

0 125 250
Feet



Facts

Site Area	0.31 acre lot
Zoning	PLR, Planned Low-Density Residential - Wyndham Village
Surrounding Zoning	<p>North, East and West: PLR, Planned Low-Density Residential District (Wyndham Village plan), containing single-family homes and the Karrer Middle school to the west, across Tullymore Drive</p> <p>South: PUD, Planned Unit Development District (Wexford Woods plan) containing single-family homes</p>
Site Features	The lot is rectangular with 95 feet of frontage along Angeles Drive and with a single-family home and a three-car, side-loaded garage that sits at the required 25-foot front building setback, and an at-grade patio behind the house. There are trees along the rear property line that are located on the adjacent lot. The No Build Zones platted with the subdivision follow the general shape of the street network, increasing for larger lot depths. The property lies adjacent to a heavily wooded reserve, "Reserve D" platted with the Wexford Woods subdivision, on the southwest corner.
Site Background	A non-use variance was approved at the June 25, 2015 Board of Zoning Appeals meeting to permit a patio to encroach 9 feet, 4 inches into the rear yard setback (35 feet).

Details

Amended Final Development Plan

Proposal	This is a proposal to amend a previously approved and recorded plat and final development plan to revise a No Build Zone extending from 25 to 50 feet in width along the rear lot line for a developed single-family lot. A requirement of the final development plan review process is the review and recommendation to City Council of a final plat. The final development plan outlines the use of No Build Zones as a design guideline while the plat indicates its location. This application intends to modify the No Build Zone to extend parallel to the rear lot line rather than following the curvature in the road.
Plan Overview	The proposed amended final development plan is only for Lot 14 in the Wexford Estates subdivision. Most lots within Wexford Estates have No Build Zones along the rear property line ranging from 25 to 75 feet depending on the lot depth. Lot 14 has a No Build Zone that varies from 25 feet on the east property line to 50 feet on the west property line. If approved, the request would reduce the No Build Zone from 50 feet to 25 feet on the west property line to create a consistent line parallel to the rear lot line.

Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
1. <i>Consistency with the approved preliminary development plan.</i>	Criterion met: The applicant is requesting to modify a platted no build zone which does not interfere with the development text for the Wyndham Village PLR.
2. <i>Traffic and pedestrian safety</i>	Not applicable.
3. <i>Adequate public services and open space</i>	Not applicable.
4. <i>Protection of natural features and resources</i>	Criterion met: The proposed revision decreases but does not remove the No Build Zone, thereby maintaining a sufficient preservation area on the rear of the property.
5. <i>Adequacy of lighting</i>	Not applicable.
6. <i>Proposed signs are consistent with approved plans</i>	Not applicable.
7. <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i>	Not applicable.
8. <i>Compliant stormwater management</i>	Not applicable.
9. <i>All phases (if applicable) comply with the previous criteria.</i>	Not applicable.
10. <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation

Approval

Based on Planning's analysis, the proposal complies with the amended final development plan criteria. Planning recommends approval of this request.

Details

Final Plat

Process

The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.

Plat Overview

The revised final plat is for Lot 14 of the Wexford Estates subdivision to modify the extent of a previously platted No Build Zone.

Plat Notes

The plat includes notes and line work describing the revision.

No Build Zones

The purpose Of No Build Zones is to preserve natural features such as trees, streams, or open space from being damaged or altered. The No Build Zones on surrounding lots have a variety of dimensions to preserve natural features and create open views. Lots to the rear of this lot where there are existing mature trees have consistent 25-foot No Build Zones.

These No Build Zones were based on the desire to preserve natural features present when the plat was approved in 1992 and to generally follow the geometry of the adjacent street right-of-way. This caused a variety of dimensions for the No Build Zones that bore little relationship to the actual need for preservation.

Plat Detail

As proposed, the existing No Build Zone (see graphic on next page) would be removed and the new No Build Zone would be 25 feet wide and parallel to the rear lot line.

Analysis		Final Plat
3) <i>Utilities</i>	Criterion Met: The original plat dedicated a 15-foot easement along the southern property line most likely intended for private utilities. This easement will not be affected by the revised No Build Zone. Utility locations will not be affected by the proposal.	
4) <i>Open Space Requirements</i>	Not applicable.	

Recommendation	
Approval	Based on Planning's analysis, the proposal complies with the final plat criteria and a recommendation to City Council for approval of this request is recommended.

AMENDED FINAL DEVELOPMENT PLAN

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

FINAL PLAT

Review Criteria

Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.

- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.